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Skamania County
Real Estate Excise Tax

37285

JUL 25 2024

AFTER RECORDING MAIL TO:

ALFRED RICHARDS, Trustee
1601 Mabee Mines Road
Washougal, WA 98671

PAID

exempt

Skamania County Treasurer

Grantor: ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000

Grantee: ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000

Assessor's Property Tax Parcel Account Number(s): 02053500051000, 02053500050100

Abbreviated Legal: SE ¼ Sec 34, T2N, R5 EWM, SW ¼ Sec 35, T2N, R5 EWM *RM 7/25/24*

Boundary Line Adjustment

WHEREAS, ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000, is the owner of the following described real property:

SEE ATTACHED EXHIBITS "A" and "B";

WHEREAS it is the intention of the undersigned that the real property described above be reconfigured and the boundary lines adjusted as set forth hereinbelow, without creating any additional parcel;

NOW, THEREFORE, ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000, for BOUNDARY LINE ADJUSTMENT PURPOSES, hereby conveys and quitclaims to ALFRED RICHARDS, as Trustee of the DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000, those portions of the real property described hereinabove together with any after-acquired title of Grantor therein such that the parcels, as adjusted hereby, shall be legally described as follows:

SEE ATTACHED EXHIBITS "A," and "B".

Purpose of Deed

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Subdivision code. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

[Signature and Notary next page]

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Skamania County Assessor

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Date 7-25-24 Parcel# 02053500051000
02053500050100

Skamania County Community Development
- Boundary Line Adjustment

Approved by: *Mandy Hertel* 7/25/24

DATED this 23 day of July, 2024.

THE DALE ARCHIE RICHARDS AND ILA MAE
RICHARDS FAMILY TRUST, dated January 20, 2000

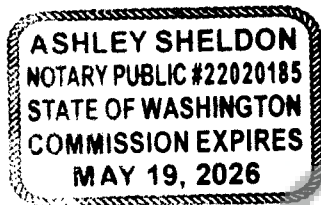
Alfred Richards
By ALFRED RICHARDS, Trustee

STATE OF WASHINGTON

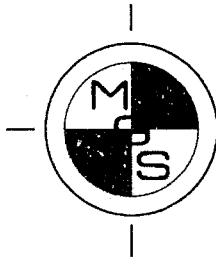
COUNTY OF Clark

} ss

This record was acknowledged before me on July 23, 2024 by ALFRED RICHARDS, as Trustee of the
DALE ARCHIE RICHARDS AND ILA MAE RICHARDS FAMILY TRUST, dated January 20, 2000.

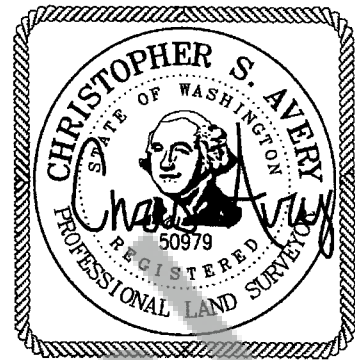


Ashley Sheldon
Notary Public in and for the State of Washington
My commission expires: May 19, 2026



MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*



Signed: 07/18/24

EXHIBIT "A"

DESCRIPTION OF RICHARDS FAMILY TRUST 43.68-ACRE BOUNDARY LINE ADJUSTMENT PARCEL:

A parcel of land located in a portion of the Southwest quarter, Northwest quarter, and Southeast quarter, of the Northwest quarter of Section 35, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

COMMENCING at the Quarter Section Corner between said Sections 34 and 35, as shown in Book 3 of Surveys at Page 140, Skamania County Auditors Records, marked by a 3/4 inch iron pipe;

Thence North 00°41'25" East, along the West line of said Section 35, for a distance of 695.00 feet, to the Northwest corner of the Richards tract according to Deed in Auditor's File Number 2008169056, and the **TRUE POINT OF BEGINNING**;

Thence continuing North 00°41'25" East, along said West line, for a distance of 616.99 feet, to the Southwest corner of Perman Short Plat, according to Skamania County Auditor's File Number 2007167668;

Thence the following courses and distances along the perimeter of said Perman Short Plat;

Thence South 80°05'00" East, for a distance of 299.00 feet;

Thence North 77°00'00" East, for a distance of 98.00 feet;

Thence North 78°20'00" East, for a distance of 193.00 feet;

Thence North 83°20'00" East, for a distance of 86.00 feet;

Thence North 79°10'00" East, for a distance of 231.00 feet;

Thence North $69^{\circ}40'00''$ East, for a distance of 100.30 feet, to the Southeast corner of said Short Plat;

Thence North $00^{\circ}42'38''$ East, for a distance of 1200.27 feet, to the Northeast corner of said Shor Plat;

Thence leaving the perimeter of said Short Plat, South $89^{\circ}11'31''$ East, along the North line of said Section 35, for a distance of 330.00 feet, to the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 35;

Thence South $00^{\circ}42'38''$ West, along the West line of said Northeast quarter of the Northwest quarter of Section 35, for a distance of 1313.93 feet, to the Southwest corner thereof;

Thence South $89^{\circ}06'27''$ East, along the North line of said Northeast quarter of the Northwest quarter of Section 35, for a distance of 485.04 feet, to the most Northerly Northwest corner of the Jeffrey Richards tract according to Auditor's File Number 2023-001917;

Thence South $37^{\circ}00'00''$ West, along the West line of said Jeffrey Richards tract, for a distance of 469.40 feet, to an angle point;

Thence South $00^{\circ}58'37''$ West, along the West line of said Jeffrey Richards tract, for a distance of 240.00 feet, to the Southwest corner thereof, also being on the North line of said Richards Tract according to the Deed in Auditor's File Number 2008169056;

Thence South $89^{\circ}01'23''$ East, along the South line of said Jeffrey Richards tract, for a distance of 261.33 feet, to the centerline of Mabee Mines Road, according to said Deed 2008169056;

Thence the following courses and distances along the centerline of said Mabee Mines Road;

Thence along the arc of a non-tangent 1229.90 foot radius curve to the right, the long chord of which bears South $52^{\circ}33'15''$ West, with a chord distance of 135.82 feet through a central angle of $06^{\circ}19'49''$, for an arc distance of 135.88 feet;

Thence South $55^{\circ}43'09''$ West, for a distance of 245.35 feet;

Thence along the arc of a tangent 600.00 foot radius curve to the left, the long chord of which bears South $53^{\circ}22'15''$ West, with a chord distance of 49.17 feet through a central angle of $04^{\circ}41'48''$, for an arc distance of 49.18 feet;

Thence South $51^{\circ}01'06''$ West, for a distance of 246.45 feet;

Thence along the arc of a tangent 390.01 foot radius curve to the right, the long chord of which bears South 62°51'06" West, with a chord distance of 159.95 feet through a central angle of 23°39'59", for an arc distance of 161.10 feet;

Thence South 74°43'16" West, for a distance of 144.97 feet;

Thence along the arc of a tangent 1470.06 foot radius curve to the right, the long chord of which bears South 79°12'16" West, with a chord distance of 229.82 feet through a central angle of 08°57'59", for an arc distance of 230.05 feet;

Thence South 83°35'18" West, for a distance of 119.01 feet, to the Southeast corner of the Ellen Cline tract according to Auditor's File Number 2023-001916;

Thence leaving said centerline, North 16°00'00" West, along the East line of said Cline tract, for a distance of 172.87 feet, to an angle point;

Thence North 00°58'37" East, along the East line of said Cline tract, for a distance of 427.16 feet, to the Northeast corner thereof and the North line of said Richards tract according to said Deed in Auditor's File Number 2008169056;

Thence North 89°01'23" West, along the North line of said Richards tract, for a distance of 573.00 feet to the **TRUE POINT OF BEGINNING**.

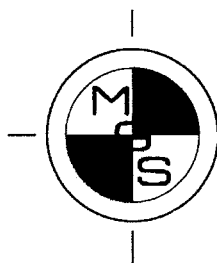
TOGETHER with and subject to easements, reservations, covenants, and restrictions apparent or of record.

CONTAINING: 43.68 acres of land.

BASIS OF BEARINGS: NAD83 (2011(EPOCH: 2010.0000) Washington State Plane Coordinate System, South Zone, US Survey Feet.

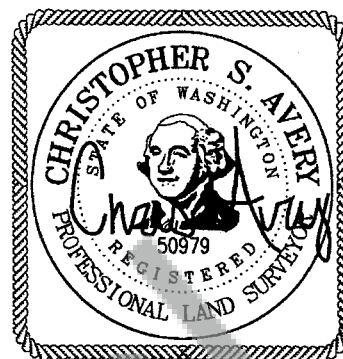
Skamania County Assessor

Date 7-25-24 Parcel# 02053500051000
02053500050100
LM



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Signed: 07/18/24

EXHIBIT "B"

DESCRIPTION OF RICHARDS FAMILY TRUST

5.01-ACRE BOUNDARY LINE ADJUSTMENT PARCEL:

A parcel of land located in a portion of the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 35, and in a portion of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

COMMENCING at the Quarter Section Corner between said Sections 34 and 35, as shown in Book 3 of Surveys at Page 140, Skamania County Auditors Records, marked by a 3/4 inch iron pipe;

Thence North 00°41'25" East, along the West line of said Section 35, for a distance of 474.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 00°41'25" East, along said West line, for a distance of 221.00 feet, to the Northwest corner of the Richards tract according to Deed in Auditor's File Number 2008169056;

Thence leaving said West line, South 89°01'23" East, parallel with the South line of the Northwest quarter of said Section 35, along the North line of said Richards Tract, for a distance of 254.00 feet, to the Northwest corner of the Ellen Cline tract according to Auditor's File Number 2023-001916;

Thence leaving said North line, South 00°58'37" West, along the West line of said Cline tract, for a distance of 720.29 feet, to the centerline of Mabee Mines Road, according to said Deed 2008169056;

Thence the following courses and distances along the centerline of said Mabee Mines Road;

Thence South 77°10'50" West, for a distance of 213.70 feet;

Thence along the arc of a non-tangent 347.00 foot radius curve to the left, the long chord of which bears South 66°53'29" West, with a chord distance of 102.28 feet through a central angle of 16°57'01", for an arc distance of 102.66 feet, to the South West corner of BLA Deed AFN 2014002043;

Thence North 01°09'56" East, parallel with the West line of the Southwest quarter of said Section 35, for a distance of 117.96 feet;

Thence North 00°41'25" East, parallel with the West line of the Northwest quarter of said Section 35, for a distance of 473.66 feet;

Thence South 89°28'02" East, according to said BLA Deed, for a distance of 50.00 feet, to the **TRUE POINT OF BEGINNING.**

TOGETHER with and subject to easements, reservations, covenants, and restrictions apparent or of record.

CONTAINING: 5.01 acres of land.

BASIS OF BEARINGS: NAD83 (2011 EPOCH: 2010.0000) Washington State Plane Coordinate System, South Zone, US Survey Feet.

Skamania County Assessor

Date 7-25-24 Parcel# 02053500051000
02053500050100

7/21/24